083.0	0003	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,500 /	728,500
					USE VALUE:	728,500 /	728,500
					ASSESSED:	728,500 /	728,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRY DEBORAH D
Owner 2:	
Owner 3:	
Street 1:	67 SUMMIT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTO MICHAEL J -
Owner 2:	-
Street 1:	67 SUMMIT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1951, having primarily Clapboard Exterior and 1586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	340,000		388,500	728,500
Total Card	0.103	340,000		388,500	728,500
Total Parcel	0.103	340,000		388,500	728,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.33 | /Parcel: 459.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	52043
GIS Ref	
GIS Ref	
Insp Date	07/22/16

!6773!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,000	0	4,500.	388,500	728,500	728,500	Year End Roll	12/18/2019
2019	101	FV	254,900	0	4,500.	383,000	637,900	637,900	Year End Roll	1/3/2019
2018	101	FV	254,900	0	4,500.	294,100	549,000	549,000	Year End Roll	12/20/2017
2017	101	FV	254,900	0	4,500.	277,500	532,400	532,400	Year End Roll	1/3/2017
2016	101	FV	182,500	0	4,500.	255,300	437,800	437,800	Year End	1/4/2016
2015	101	FV	171,200	0	4,500.	238,700	409,900	409,900	Year End Roll	12/11/2014
2014	101	FV	171,200	0	4,500.	219,800	391,000	391,000	Year End Roll	12/16/2013
2013	101	FV	171,200	0	4,500.	219,800	391,000	391,000		12/13/2012

PRINT

Date	Time
12/10/20	21:29:37

LAST REV

Date	Time
01/30/19	12:09:03

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6773

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTO MICHAEL J	1468-33		3/5/2015	Change>Sale	470,000	No	No		
DD&M LP,	1405-141		9/27/2011	Intra-Corp	1	No	No		
MC PHEE BARBARA	1393-75		12/3/2010	Change>Sale	280,000	No	No		
	576-67		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2015	247	Re-Roof	31,800					Repair or replace
12/29/2010	2438	Manual	3,000					REDO LAUNDRY IN BM
12/3/2010	2359	Redo Kit	33,000					& BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Measured	PT	Paul T
7/22/2016	Permit Visit	PT	Paul T
7/22/2016	Left Notice	PT	Paul T
7/13/2016	Sales Review	PT	Paul T
5/26/2015	External Ins	PC	PHIL C
11/24/2008	Meas/Inspect	336	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
2/8/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31204283
Const Adj.:	0.99989998
Adj $ / SQ:	170.549
Other Features:	68357
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381165
Depreciation:	41166
Depreciated Total:	339999

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

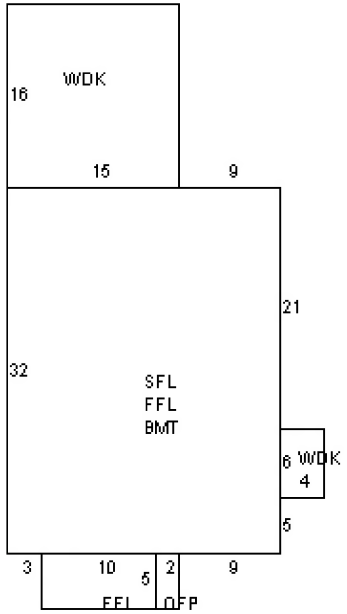
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.55
Special Features:	0	Val/Su Net:	129.38
Final Total:	340000	Val/Su SzAd	214.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	818	170.550	139,509
BMT	Basement	768	51.160	39,294
SFL	Second Floor	768	170.550	130,981
WDK	Deck	264	9.790	2,584
OFP	Open Porch	10	44.000	440

Net Sketched Area:	2,628			Total:	312,808
Size Ad	1586	Gross Are	2628	FinArea	1586

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	